



Community Planning & Permitting

Courthouse Annex • 2045 13th Street • Boulder, Colorado 80302 • Tel: 303.441.3930
Mailing Address: P.O. Box 471 • Boulder, Colorado 80306 • www.bouldercounty.org

MEETING OF THE PLANNING COMMISSION BOULDER COUNTY, COLORADO

WEDNESDAY, NOVEMBER 17, 2021 AT 1:30 P.M.

PLEASE NOTE: Due to COVID-19 concerns, this hearing will be held virtually. Information regarding how to participate will be available on the Planning Commission webpage in advance of the hearing (approximately November 10, 2021) at <https://boco.org/PC>. To join the meeting by phone, dial 1-833-568-8864 (toll free) and enter the Webinar ID: 161 232 3350.

This agenda is subject to change. Please call ahead or check the Planning Commission webpage to confirm an item of interest (303-441-3930 / <https://boco.org/PC>). Public comments are taken at meetings designated as public hearings. For special assistance, contact our ADA Coordinator (303-441-3525) at least 72 hours in advance.

There will be opportunity to provide public comment remotely on the subject items during the respective virtual Public Hearing portion for each item. If you have comments regarding any of these items, you may mail comments to the Community Planning & Permitting Department (PO Box 471, Boulder, CO 80306) or email to planner@bouldercounty.org. Please reference the docket number of the subject item in your communication. Call 303-441-3930 or email planner@bouldercounty.org for more information.

Call to Order

Roll Call

Approval of Minutes/Miscellaneous Business

Approval of meeting minutes for October 20, 2021

Staff Updates

Items

1. **Docket SU-21-0003: Smetana Partnership, LLC - Special Use Marijuana Store**
Public Hearing

Request:	This application is going before Planning Commission again because the application materials and request have been revised. Special Use Review to allow an increase of up to 400 average daily trips on the subject 0.68-acre parcel.
Location:	7521 Ute Highway, located on the northeast corner of the intersection of State Highway 66 and N. 75th Street in Section 24, Township 3N, Range 70W.
Zoning:	Business
Applicant:	SBUD, LLC dba Star Buds
Property Owner:	Smetana Partnership LLP, c/o Judy Smetana
Agent:	Michael Foote
Website:	https://boco.org/SU-21-0003

Action Requested: Decision

Public testimony will be taken

Staff Planner(s): Summer Frederick

2. Docket SU-21-0010: Hesse Vacation Rental

Public Hearing

Request: Special Use Review to permit a Vacation Rental, to be rented up to 160 nights annually (between May and December) with a two-night minimum stay and maximum 4 guests.

Location: 741 Cabin Creek Road, approximately .75 miles east of the intersection of State Highway 7 and Cabin Creek Road, and .2 miles west of the intersection of Cabin Creek Road and Big Owl Road, in Section 12, Township 3N, Range 73W.

Zoning: Forestry (F) Zoning District

Applicants/Property Owners: Christopher Lawrence & Heather Dyan Hesse

Website: <https://boco.org/SU-21-0010>

Action Requested: Decision

Public testimony will be taken

Staff Planner(s): Sam Walker

3. Docket SU-21-0011: Degnan Vacation Rental

Public Hearing

Request: Special Use Review for a Vacation Rental of up to 8 guests and for a maximum of 240 days per year with a 3 night minimum stay per rental on a 2.5-acre parcel in the Forestry (F) Zoning District.

Location: 1506 Riverside Drive located approximately 1.25 miles southwest of the intersection of Riverside Drive and SH 7, Section 4, Township 2N, Range 72W.

Zoning: Forestry (F) Zoning District

Applicants/Property Owners: Donald A. & Kelly Degnan

Website: <https://boco.org/SU-21-0011>

Action Requested: Decision

Public testimony will be taken

Staff Planner(s): Hannah Hippely

Adjournment



Community Planning & Permitting

Courthouse Annex • 2045 13th Street • Boulder, Colorado 80302 • Tel: 303.441.3930

Mailing Address: P.O. Box 471 • Boulder, Colorado 80306 • www.bouldercounty.org

PUBLIC HEARING BOULDER COUNTY, COLORADO PLANNING COMMISSION

DATE: November 17, 2021

TIME: 1:30 p.m.

PLEASE NOTE: Due to COVID-19 concerns, this hearing will be held virtually. Information regarding how to participate will be available on the Planning Commission webpage in advance of the hearing (approximately November 10, 2021) at <https://boco.org/PC>. To join the meeting by phone, dial 1-833-568-8864 (toll free) and enter the Webinar ID: 161 232 3350.

Notice is hereby given that the following public hearing will be held by the Boulder County Planning Commission at the date and time specified above. All persons interested in the following items are encouraged to participate in such hearing and aid the Planning Commission members in their consideration.

There will be opportunity to provide public comment remotely on the subject items during the respective virtual Public Hearing portion for each item. If you have comments regarding any of these items, you may mail comments to the Community Planning & Permitting Department (PO Box 471, Boulder, CO 80306) or email to planner@bouldercounty.org. Please reference the docket number of the subject item in your communication. Call 303-441-3930 or email planner@bouldercounty.org for more information.

Docket SU-21-0003: Smetana Partnership, LLC - Special Use Marijuana Store

Special Use Review to allow an increase of up to 250 average daily trips on the subject 0.68-acre parcel. The application is submitted by SBUD, LLC dba Star Buds (applicant) and Smetana Partnership LLP, c/o Judy Smetana (property owner). The proposal is in the Business zoning district at 7521 Ute Highway, located on the northeast corner of the intersection of State Highway 66 and N. 75th Street in Section 24, Township 3N, Range 70W.

Website: <https://boco.org/SU-21-0003>

Docket SU-21-0010: Hesse Vacation Rental

Special Use Review to permit a Vacation Rental, to be rented up to 160 nights annually (between May and December) with a two-night minimum stay and maximum 4 guests. The application is submitted by Christopher Lawrence & Heather Dyan Hesse (applicants/owners). The proposal is in the Forestry (F) zoning district at 741 Cabin Creek Road, approximately .75 miles east of the intersection of State Highway 7 and Cabin Creek Road, and .2 miles west of the intersection of Cabin Creek Road and Big Owl Road, in Section 12, Township 3N, Range 73W.

Website: <https://boco.org/SU-21-0010>

Docket SU-21-0011: Degnan Vacation Rental

Special Use Review for a Vacation Rental of up to 8 guests and for a maximum of 240 days per year with a 3 night minimum stay per rental on a 2.5-acre parcel in the Forestry (F) Zoning District. The application is submitted by Donald A. & Kelly Degnan (applicants/owners). The proposal is in the Forestry (F) zoning district at 1506 Riverside Drive located approximately 1.25 miles southwest of the intersection of Riverside Drive and SH 7, Section 4, Township 2N, Range 72W.

Website: <https://boco.org/SU-21-0011>

Matt Jones County Commissioner **Claire Levy** County Commissioner **Marta Loachamin** County Commissioner

Due to COVID-19 response, many Boulder County office locations are closed until further notice.
Detailed information regarding these items is available online at <https://boco.org/cpp>.

It is Boulder County policy to make county programs, meetings, activities, and services accessible to individuals with disabilities, according to the Americans with Disabilities Act. If you need special assistance, contact the ADA Coordinator at 303-441-3525 at least 72 hours before the scheduled event.

Published: November 3, 2021-- Daily Times-Call

G:\Boards & Commissions\PC\PC Agendas & Minutes\PC 2021\pc-hearing-notice-20211117.DOC



Community Planning & Permitting

Courthouse Annex • 2045 13th Street • Boulder, Colorado 80302 • Tel: 303.441.3930

Mailing Address: P.O. Box 471 • Boulder, Colorado 80306 • www.bouldercounty.org

PUBLIC HEARING - AMENDED BOULDER COUNTY, COLORADO PLANNING COMMISSION

DATE: November 17, 2021

TIME: 1:30 p.m.

PLEASE NOTE: Due to COVID-19 concerns, this hearing will be held virtually. Information regarding how to participate will be available on the Planning Commission webpage in advance of the hearing (approximately November 10, 2021) at <https://boco.org/PC>. To join the meeting by phone, dial 1-833-568-8864 (toll free) and enter the Webinar ID: 161 232 3350.

Notice is hereby given that the following public hearing will be held by the Boulder County Planning Commission at the date and time specified above. All persons interested in the following items are encouraged to participate in such hearing and aid the Planning Commission members in their consideration.

There will be opportunity to provide public comment remotely on the subject items during the respective virtual Public Hearing portion for each item. If you have comments regarding any of these items, you may mail comments to the Community Planning & Permitting Department (PO Box 471, Boulder, CO 80306) or email to planner@bouldercounty.org. Please reference the docket number of the subject item in your communication. Call 303-441-3930 or email planner@bouldercounty.org for more information.

Docket SU-21-0003: Smetana Partnership, LLC - Special Use Marijuana Store

This application is going before Planning Commission again because the application materials and request have been revised. Special Use Review to allow an increase of up to 400 average daily trips on the subject 0.68-acre parcel. The application is submitted by SBUD, LLC dba Star Buds (applicant) and Smetana Partnership LLP, c/o Judy Smetana (property owner). The proposal is in the Business zoning district at 7521 Ute Highway, located on the northeast corner of the intersection of State Highway 66 and N. 75th Street in Section 24, Township 3N, Range 70W.

Website: <https://boco.org/SU-21-0003>

Docket SU-21-0010: Hesse Vacation Rental

Special Use Review to permit a Vacation Rental, to be rented up to 160 nights annually (between May and December) with a two-night minimum stay and maximum 4 guests. The application is submitted by Christopher Lawrence & Heather Dyan Hesse (applicants/owners). The proposal is in the Forestry (F) zoning district at 741 Cabin Creek Road, approximately .75 miles east of the intersection of State Highway 7 and Cabin Creek Road, and .2 miles west of the intersection of Cabin Creek Road and Big Owl Road, in Section 12, Township 3N, Range 73W.

Website: <https://boco.org/SU-21-0010>

Docket SU-21-0011: Degnan Vacation Rental

Special Use Review for a Vacation Rental of up to 8 guests and for a maximum of 240 days per year with a 3 night minimum stay per rental on a 2.5-acre parcel in the Forestry (F) Zoning District. The application is submitted by Donald A. & Kelly Degnan (applicants/owners). The proposal is in the Forestry (F) zoning district at 1506 Riverside Drive located approximately 1.25 miles southwest of the intersection of Riverside Drive and SH 7, Section 4, Township 2N, Range 72W.

Matt Jones County Commissioner **Claire Levy** County Commissioner **Marta Loachamin** County Commissioner

Website: **<https://boco.org/SU-21-0011>**

Due to COVID-19 response, many Boulder County office locations are closed until further notice.
Detailed information regarding these items is available online at <https://boco.org/cpp>.

It is Boulder County policy to make county programs, meetings, activities, and services accessible to individuals with disabilities, according to the Americans with Disabilities Act. If you need special assistance, contact the ADA Coordinator at 303-441-3525 at least 72 hours before the scheduled event.

Published: November 5, 2021-- Daily Times-Call

G:\Boards & Commissions\PC\PC Agendas & Minutes\PC 2021\pc-hearing-notice-revised-20211117.DOC

PUBLIC HEARING
BOULDER COUNTY, COLORADO
PLANNING COMMISSION

DATE: November 17, 2021
TIME: 1:30 p.m.

PLEASE NOTE: Due to COVID-19 concerns, this hearing will be held virtually. Information regarding how to participate will be available on the Planning Commission webpage in advance of the hearing (approximately November 10, 2021) at <https://boco.org/PC>. To join the meeting by phone, dial 1-833-568-8864 (toll free) and enter the Webinar ID: 161 232 3350.

Notice is hereby given that the following public hearing will be held by the Boulder County Planning Commission at the date and time specified above. All persons interested in the following items are encouraged to participate in such hearing and aid the Planning Commission members in their consideration.

There will be opportunity to provide public comment remotely on the subject items during the respective virtual Public Hearing portion for each item. If you have comments regarding any of these items, you may mail comments to the Community Planning & Permitting Department (PO Box 471, Boulder, CO 80306) or email to planner@bouldercounty.org. Please reference the docket number of the subject item in your communication. Call 303-441-3930 or email planner@bouldercounty.org for more information.

Docket SU-21-0003: Smetana Partnership, LLC - Special Use Marijuana Store

Special Use Review to allow an increase of up to 250 average daily trips on the subject 0.68-acre parcel. The application is submitted by SBUD, LLC dba Star Buds (applicant) and Smetana Partnership LLP, c/o Judy Smetana (property owner). The proposal is in the Business zoning district at 7521 Ute Highway, located on the northeast corner of the intersection of State Highway 56 and N. 75th Street in Section 24, Township 3N, Range 70W.
Website: <https://boco.org/SU-21-0003>

Docket SU-21-0010: Hesse Vacation Rental

Special Use Review to permit a Vacation Rental, to be rented up to 160 nights annually (between May and December) with a two-night minimum stay and maximum 4 guests. The application is submitted by Christopher Lawrence & Heather Dyan Hesse (applicants/owners). The proposal is in the Forestry (F) zoning district at 741 Cabin Creek Road, approximately .75 miles east of the intersection of State Highway 7 and Cabin Creek Road, and .2 miles west of the intersection of Cabin Creek Road and Big Owl Road, in Section 12, Township 3N, Range 73W.
Website: <https://boco.org/SU-21-0010>

Docket SU-21-0011: Degnan Vacation Rental

Special Use Review for a Vacation Rental of up to 8 guests and for a maximum of 240 days per year with a 3 night minimum stay per rental on a 2.5-acre parcel in the Forestry (F) Zoning District. The application is submitted by Donald A. & Kelly Degnan (applicants/owners). The proposal is in the Forestry (F) zoning district at 1506 Riverside Drive located approximately 1.25 miles southwest of the intersection of Riverside Drive and SH 7, Section 4, Township 2N, Range 72W.
Website: <https://boco.org/SU-21-0011>

Due to COVID-19 response, many Boulder County office locations are closed until further notice. Detailed information regarding these items is available online at <https://boco.org/cpp>.

It is Boulder County policy to make county programs, meetings, activities, and services accessible to individuals with disabilities, according to the Americans with Disabilities Act. If you need special assistance, contact the ADA Coordinator at 303-441-3525 at least 72 hours before the scheduled event.

Published: Longmont Times Call November 3, 2021-1845317

Prairie Mountain Media, LLC

PUBLISHER'S AFFIDAVIT

County of Boulder
State of Colorado

The undersigned, Melissa Najera, being first duly sworn under oath, states and affirms as follows:

1. He/she is the legal Advertising Reviewer of Prairie Mountain Media LLC, publisher of the *Longmont Times Call*.
2. The *Longmont Times Call* is a newspaper of general circulation that has been published continuously and without interruption for at least fifty-two weeks in Boulder County and meets the legal requisites for a legal newspaper under Colo. Rev. Stat. 24-70-103.
3. The notice that is attached hereto is a true copy, published in the *Longmont Times Call* in Boulder County on the following date(s):

Nov 3, 2021


Signature

Subscribed and sworn to me before me this
4th day of November 2021.


Notary Public

(SEAL)

SHAYLA NAJERA
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20174031965
MY COMMISSION EXPIRES July 31, 2025

Account: 1050753
Ad Number: 1845317
Fee: \$72.50

PUBLIC HEARING - AMENDED
BOULDER COUNTY, COLORADO
PLANNING COMMISSION

DATE: November 17, 2021
TIME: 1:30 p.m.

PLEASE NOTE: Due to COVID-19 concerns, this hearing will be held virtually. Information regarding how to participate will be available on the Planning Commission webpage in advance of the hearing (approximately November 10, 2021) at <https://boco.org/PC>. To join the meeting by phone, dial 1-833-568-8864 (toll free) and enter the Webinar ID: 161 232 3350.

Notice is hereby given that the following public hearing will be held by the Boulder County Planning Commission at the date and time specified above. All persons interested in the following items are encouraged to participate in such hearing and aid the Planning Commission members in their consideration.

There will be opportunity to provide public comment remotely on the subject items during the respective virtual Public Hearing portion for each item. If you have comments regarding any of these items, you may mail comments to the Community Planning & Permitting Department (PO Box 471, Boulder, CO 80306) or email to planner@bouldercounty.org. Please reference the docket number of the subject item in your communication. Call 303-441-3930 or email planner@bouldercounty.org for more information.

Docket SU-21-0003: Smetana Partnership, LLC - Special Use Marijuana Store

This application is going before Planning Commission again because the application materials and request have been revised. Special Use Review to allow an increase of up to 400 average daily trips on the subject 0.68-acre parcel. The application is submitted by SBD, LLC dba Star Buds (applicant) and Smetana Partnership LLP, c/o Judy Smetana (property owner). The proposal is in the Business zoning district at 7521 Ute Highway, located on the northeast corner of the intersection of State Highway 66 and N. 75th Street in Section 24, Township 3N, Range 70W.
Website: <https://boco.org/SU-21-0003>

Docket SU-21-0010: Hesse Vacation Rental

Special Use Review to permit a Vacation Rental, to be rented up to 160 nights annually (between May and December) with a two-night minimum stay and maximum 4 guests. The application is submitted by Christopher Lawrence & Heather Dyan Hesse (applicants/owners). The proposal is in the Forestry (F) zoning district at 741 Cabin Creek Road, approximately .75 miles east of the intersection of State Highway 7 and Cabin Creek Road, and .2 miles west of the intersection of Cabin Creek Road and Big Owl Road, in Section 12, Township 3N, Range 73W.
Website: <https://boco.org/SU-21-0010>

Docket SU-21-0011: Degnan Vacation Rental

Special Use Review for a Vacation Rental of up to 8 guests and for a maximum of 240 days per year with a 3 night minimum stay per rental on a 2.5-acre parcel in the Forestry (F) Zoning District. The application is submitted by Donald A. & Kelly Degnan (applicants/owners). The proposal is in the Forestry (F) zoning district at 1506 Riverside Drive located approximately 1.25 miles southwest of the intersection of Riverside Drive and SH 7, Section 4, Township 2N, Range 72W.
Website: <https://boco.org/SU-21-0011>

Due to COVID-19 response, many Boulder County office locations are closed until further notice.
Detailed information regarding these items is available online at <https://boco.org/cpp>.

It is Boulder County policy to make county programs, meetings, activities, and services accessible to individuals with disabilities, according to the Americans with Disabilities Act. If you need special assistance, contact the ADA Coordinator at 303-441-3525 at least 72 hours before the scheduled event.

Published: Longmont Times Call November 5, 2021-1845902

Prairie Mountain Media, LLC

PUBLISHER'S AFFIDAVIT

County of Boulder
State of Colorado


The undersigned, Melissa Najera, being first duly sworn under oath, states and affirms as follows:

1. He/she is the legal Advertising Reviewer of Prairie Mountain Media LLC, publisher of the *Longmont Times Call*.
2. The *Longmont Times Call* is a newspaper of general circulation that has been published continuously and without interruption for at least fifty-two weeks in Boulder County and meets the legal requisites for a legal newspaper under Colo. Rev. Stat. 24-70-103.
3. The notice that is attached hereto is a true copy, published in the *Longmont Times Call* in Boulder County on the following date(s):

Nov 5, 2021


Signature

Subscribed and sworn to me before me this
5th day of November 2021.


Notary Public

(SEAL)

SHAYLA NAJERA NOTARY PUBLIC STATE OF COLORADO NOTARY ID 20174031965 MY COMMISSION EXPIRES July 31, 2025

Account: 1050753
Ad Number: 1845902
Fee: \$74.24



Community Planning & Permitting

Courthouse Annex • 2045 13th Street • Boulder, Colorado 80302 • Tel: 303.441.3930

Mailing Address: P.O. Box 471 • Boulder, Colorado 80306 • www.bouldercounty.org

MEETING OF THE PLANNING COMMISSION BOULDER COUNTY, WEDNESDAY, NOVEMBER 17, 2021 {Approved December 15, 2021}

The Planning Commission of Boulder County held a virtual meeting via Zoom on Wednesday, November 17, 2021.

Call to Order

The meeting was called to order at 1:32 p.m. by Chair Sam Libby.

Roll Call

Members Present: Ann Goldfarb
Lieschen Gargano
Vice Chair Mark Bloomfield
Sam Fitch
Chair Sam Libby
Second Vice Chair Melanie Nieske
David Hsu

Members Excused: Gavin McMillan
Todd Quigley

Approval of Minutes/Miscellaneous Business

Approval of meeting minutes for October 20, 2021

MOTION: Ann Goldfarb MOVED that the Boulder County Planning Commission APPROVE the meeting minutes from October 20, 2021.

SECOND: Mark Bloomfield

VOTE: Motion PASSED {7:0}

Staff Updates

None.

Items

1. Docket SU-21-0003: Smetana Partnership, LLC - Special Use Marijuana Store Public Hearing

Summer Frederick, Planning Division Manager, presented the application for Smetana Partnership LLP, c/o Judy Smetana (owner) and SBUD, LLC dba Star Buds (applicant), Special Use Review to allow an increase of up to 400 average daily trips on the subject 0.68-acre parcel. The subject property is in the Business zoning district at 7521 Ute Highway, located on the northeast corner of the intersection of State Highway 66 and N. 75th Street in Section 24, Township 3N, Range 70W.

PUBLIC HEARING OPENED

SPEAKERS: Michael Foote (agent) - 301 Brome Ave.; Dan Pabon (agent) - 4880 Havana Street Ste. 201; Dan Burkhardt - 11887 N. 75th St.; Peter Rogers - 885 Arapahoe Avenue.

PUBLIC HEARING CLOSED

MOTION: Sam Fitch MOVED that Planning Commission CONDITIONALLY APPROVE and recommend that the Board of County Commissioners CONDITIONALLY APPROVE Docket SU-21-0003: Smetana Partnership, LLC - Special Use Marijuana Store.

SECOND: Lieschen Gargano

Conditions of Approval

1. Other than the increase of a weekly ADT to a maximum of 400, no other changes to what was approved via SPR-17-0059: LMMJC, LLC are approved. This includes the following:

- Hours of operation: 9 a.m. to 7 p.m.
- Up to eight staff members on-site
- Configuration of space within the structure: 360 square feet of marijuana retail sales, remainder of the existing floor area to be used for storage, bathrooms, a staff room, and other retail sales. Any proposed changes to the above approvals will require the applicant to submit a Modification application to Community Planning & Permitting for review.

2. Average traffic generation for the use is limited to 400 average daily trips ("ADT"). The Applicant shall measure traffic generation for one full week at six months, one year, and two years after the approval of this docket by the Board of County Commissioners and shall submit reports immediately thereafter to Community Planning & Permitting (CPP) for review. CPP Department shall review and determine the necessity for additional annual traffic generation measurements. If at any time the ADT exceed 400, the Applicant must apply for and receive approval under the Special Use Review provisions in Article 4-600 of the Land Use Code.

3. The Applicant shall install four additional parking spaces dedicated for employee parking, resulting in a total of 16 spaces, including one ADA van-accessible space. Prior to commencement of the approved ADT increase, the applicant shall submit a parking plan to Community Planning & Permitting (CPP) for review and approval. The plan shall illustrate the inclusion of these additional required parking spaces. Such spaces shall be installed and inspected by CPP prior to commencement of the approved use expansion on the subject property.

4. The Applicant shall install a minimum of one bicycle parking space on site. Bicycle parking spaces must be included in the parking plan. Said bicycle parking shall be installed and inspected by CPP prior to commencement of the approved use expansion on the subject property.

5. The Applicant shall submit a detailed access decommission plan for review and approval by CPP showing a method for permanently decommissioning the access point on N. 75th Street. Such decommissioning features shall be installed and inspected by A&E staff prior to commencement of the approved increase of ADT on the property.

6. The Applicant shall widen the northern access point off N. 75th Street to comply with the County's Multimodal Transportation Standards. Said improvement shall be installed and inspected by A&E staff prior to commencement of the approved increase of ADT on the property.

7. The Applicant shall be subject to the terms, conditions, and commitments of record and in the file for docket SU-21-0003 Smetana Partnership, LLC Special Use Marijuana Store

VOTE: Motion PASSED {6:1}

2. Docket SU-21-0010: Hesse Vacation Rental

Public Hearing

Sam Walker, Planner I, presented the application for Christopher Lawrence & Heather Dyan Hesse (applicants/owners), a Special Use Review to permit a Vacation Rental, to be rented up to 160 nights annually (between May and December) with a two-night minimum stay and maximum 4 guests. The subject property is in the Forestry zoning district, at 741 Cabin Creek Road, approximately .75 miles east of the intersection of State Highway 7 and Cabin Creek Road, and .2 miles west of the intersection of Cabin Creek Road and Big Owl Road, in Section 12, Township 3N, Range 73W.

PUBLIC HEARING OPENED

SPEAKERS: Chris Hesse (applicant) - 2455 Ryons St., Lincoln, NE

PUBLIC HEARING CLOSED

MOTION: David Hsu **MOVED** that Planning Commission **CONDITIONALLY APPROVE** and recommend that the Board of County Commissioners **CONDITIONALLY APPROVE** Docket SU-21-0010: Hesse Vacation Rental with the ten conditions as stated in the staff packet.

SECOND: Mark Bloomfield

Conditions of Approval

1. The applicants shall provide a Development Agreement, for review and approval by County staff, prior to the issuance of a license or permits by the Boulder County Community Planning & Permitting Department and prior to the recordation of said agreement within one year of approval.
2. Prior to issuance of a Vacation Rental License, the applicants must submit a letter from the local Fire Protection District approving the use of the graded area south of the cabin as an informal emergency vehicle turnaround.
3. Prior to the issuance of a Vacation Rental License, the applicants must submit a revised parking plan that identifies three on-site parking spaces that do not impede the use of the emergency turnaround area approved by the Fire Protection District.
4. The applicants must maintain a valid Boulder County Vacation Rental License while the short-term rental is in operation.
5. The subject property may not be marketed or used for wedding, reception, or similar private or public events.
6. The Vacation Rental is approved to be rented for up to 160 nights per year.
7. The Vacation Rental is must be rented for a minimum of 2 nights and per rental period.
8. The Vacation Rental is limited to a maximum occupancy of four individuals, including children.
9. All guests must park on-site. No parking is allowed along Cabin Creek Road.
10. The applicants shall be subject to the terms, conditions, and commitments of record and in the file for docket SU-21-0010 Hesse Vacation Rental.

VOTE: Motion PASSED {7:0}

3. Docket SU-21-0011: Degnan Vacation Rental
Public Hearing

Hannah Hippely, Long Range Planning Division Manager, presented the application for Kelly and Don Degnan (applicants/owners), Special Use Review for a Vacation Rental of up to 8 guests and for a maximum of 240 days per year with a 3-night minimum stay per rental on a 2.5-acre parcel in the Forestry (F) Zoning District. The subject property is at 1506 Riverside Drive located approximately 1.25 miles southwest of the intersection of Riverside Drive and SH 7, Section 4, Township 2N, Range 72W.

PUBLIC HEARING OPENED

SPEAKERS: Kelly and Don Degnan (applicants/owners) - 2055 Alpine Drive; Gary Brenner - 1305 7th St.

PUBLIC HEARING CLOSED

MOTION: Mark Bloomfield **MOVED** that Planning Commission **CONDITIONALLY APPROVE** and recommend that the Board of County Commissioners **CONDITIONALLY APPROVE** Docket SU-21-0011: Degnan Vacation Rental with the 9 conditions.

SECOND: Lieschen Gargano

Conditions of Approval

1. The applicants shall provide a Development Agreement, for review and approval by County staff, prior to the issuance of a license or permits by the Boulder County Community Planning & Permitting Department and prior to the recordation of said agreement within one year of approval.
2. The Vacation Rental shall be rented with a three-night minimum stay requirement and for no more than 240 days per year.
3. Prior to recordation of a Development Agreement, the two sheds in the 100-year floodplain shall be removed from the property.
4. Prior to recordation of a Development Agreement, the owners shall obtain all necessary building and floodplain development permits related to any unpermitted work in the lower level of the residence.
5. Prior to recordation of a Development Agreement, the teepee and platform and deck shall be brought into compliance with the floodplain development and building code requirements. If these improvements cannot be permitted in their current location, they shall be relocated or removed.
6. Prior to the recordation of the Development Agreement, the applicants must submit a revised parking plan that identifies five on-site parking spaces that do not impede the use of the emergency turnaround. A no parking sign shall be posted so that the turnaround area is not used for parking. All guests must park on-site, and the parking spaces shall be clearly physically identified through either signage or a curb stop.
7. The applicants must maintain a valid Boulder County Vacation Rental License while the short-term rental is in operation.
8. The subject property may not be marketed or used for weddings, receptions, or similar private or public events.
9. The applicants shall be subject to the terms, conditions, and commitments of record and in the file for docket SU-21-0011 Degnan Vacation Rental.

VOTE: Motion PASSED {7:0}

Adjournment

The meeting was closed at 3:27 p.m.